File #200350887

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/02/04 11:44 2pgs
Fees:13.00 Taxes:532.43

20040202-0012385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,900.00.

Eileen M. Bottoms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2004.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eileen M. Bottoms, unmarried	Union Planters Bank, N.A.	Map: 176-05-65
(NAME) 5024 Sunshine Drive	(NAME) 2250 Murfreesboro Road	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JASON JACKSON AND KRISTI JACKSON, HUSBAND AND WIFE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EILEEN M. BOTTOMS, UNMARRIED**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 27, on the Final Plat, Hickory Woods, Section B, as shown by plat appearing of record in Plat Book 6900, Page 512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jason Jackson and Kristi Jackson, husband and wife by Warranty Deed dated September 30, 2002 of record in Instrument No. 20021002-0119602 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions as of record in Book 7422, Page 304, as amended in Book 9678, Page 187 and in Book 9764, Page 44; By-Laws of record in Book 7932, Page 648 and amended in Instrument No. 20001207-0120450; Charter for Homeowners' Association of record in Book 7857, Page 87 and re-recorded in Book 7876, Page 67; Architectural Review Committee as of record in Instrument No. 20010614-0062710; Rules and Regulations as of record in Instrument No. 20011015-0111957 and in Instrument No. 20010614-0062700 and amended in Instrument No. 20031010-0150800; Easement to Nashville Gas as of record in Book 5897, Page 209; any and all matters shown on plat of record in Plat Book 6900, Page 512; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5024 Sunshine Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of January, 2004.

Jason Jackson
Jason Jackson

Kristi Jackson
Kristi Jackson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Jason Jackson and Kristi Jackson, husband and wife who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of January, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076